Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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No.592 AMARAVATI, FRIDAY , SEPTEMBER 22, 2017 G.568

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM – CHANGE OF LAND USE FROM AGRICULTURAL LAND USE TO RESIDENTIAL LAND USE TO AN EXTENT OF AC.47.4825 CENTS IN SY.NOS.196/1P, 2 OF GOLLALAPALEM (V), SABBAVARAM (M), VISAKHAPATNAM DISTRICT APPLIED BY SRI K.K. RAJU, MD, M/S. SIRI VENKATESWARA DEVELOPERS PVT. LTD., & OTHERS

[G.O.Ms.No.346, Municipal Administration & Urban Development (H2) Department, 21th September, 2017]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in Sy.Nos.196/1p,2 of Gollalapalem (V), Sabbavaram (M), Visakhapatnam District admeasuring an area of Ac.47.4825 cents (1,92,154.36 Sq.Mts.). The boundaries of which are given in the schedule below, which was earmarked for Agriculture Use in Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall submit NALA proceedings for the balance extent of Ac.1.50 cents before release of layout permission.
2. shall be observed buffer towards water bodies (Gadda) as per G.O.Ms.No.119, Dated:28.03.2017.
3. the applicant shall hand over the road widening area at free of cost through registered gift deed to the Gram Panchayat before release of L.P.No.
4. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
5. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to GVMC and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
6. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Vacant land

South :Existing 40’-0’’ wide road proposed to 100’-0” wide road connecting from Duvvada to Sabbavaram (ZP Road)

East : Vacant land & Gedda

West : Vacant land & Gedda

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT